

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 20, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-25476 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBACK - OWNER: TECH RETAIL CENTER - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN WITH A WAIVER TO ALLOW A 94 FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 2400 North Buffalo Drive, Suites #135 and 140 (APN 138-15-402-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown)

IF APPROVED, C.C.: 02/06/08

IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

12

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Submitted after final agenda – Protest Postcards

Motion made by GLENN TROWBRIDGE to Deny

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, BYRON GOYNES, STEVEN EVANS, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICHARD TRUESDELL)

Minutes:

ACTING CHAIRMAN GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated waiver of the residential requirement could not be supported and recommended denial.

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SCOTT SEBRAW, 8610 South Eastern Avenue, appeared on behalf of the applicant. He acknowledged that the business location did not meet the City's distance separation requirement, but stated the applicant meets the spirit of the requirement because the site is separated from residential uses by two major arterials. He requested approval.

TODD FARLOW, 240 North 19th Street, asked the Commissioners if saturation is an issue in this area.

COMMISSIONER TROWBRIDGE expressed concern with the location's proximity to a major high school and a residential area.

ACTING CHAIRMAN GOYNES declared the Public Hearing closed.

